



# City of Lewisville, TX

## Joint Meeting of the Planning and Zoning Commission and Overlay District Board Agenda

151 W Church Street  
Lewisville, Texas 75057

Tuesday, April 6, 2021

6:30 PM

A Zoom Meeting Will be Held  
for This Meeting. A Link is  
Provided on the Agenda

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### Joint Session - 6:30 P.M.

The Joint Planning and Zoning Commission and Overlay District Board meeting scheduled for Tuesday, April 6, 2021, will only be open to the public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/98848128141> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 988 4812 8141. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press \*9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 817.938.4409 or e-mail [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com).

Comments will be accepted via e-mail until 5:00 p.m. prior to the meeting. To submit a comment, please e-mail [planning@cityoflewisville.com](mailto:planning@cityoflewisville.com) with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

**A. Planning and Zoning Commission Call to Order and  
Announce that a Quorum is Present.**

**B. Approval of Minutes**

1. [Consider Approval of the Minutes of the March 16, 2021 Meeting.](#)

**C. Public Hearing - Plats**

(The following replats have variances requested or are being recommended for disapproval with listed deficiencies and will be considered following a public hearing in accordance with Local Government Code Section 212)

1. Public Hearing: Final Plat of Austin Ranch West, Lot 1R-1 and 2R, Block A; on 21.577 Acres, Out of the Thomas A. West Survey, Abstract Number 1344; Zoned Light Industrial (LI); Located on the Eastern Side of Tittle Drive Between Travis Street and Plano Parkway, and Being a Replat of Austin Ranch West, Lots 1R and 2, Block A.

#### **D. Public Hearing - Zoning & Special Use Permits**

1. Public Hearing: Consideration of a Zone Change Request from Light Industrial District (LI) to Planned Development - Mixed Use District (PD-MU); on an Approximately 35.77-Acre Tract of Land out of the P.K. Waggoner Survey, Abstract No. 1342; Located at the Northern Terminus of Summit Avenue on the West Side of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Randi Rivera, McAdams., on Behalf of Mehrdad Moayedi, MM Fronterra LLC, the Property Owner. (Case No. 20-01-1-PZ).

#### **E. Announcements**

The Planning and Zoning Commission will recess and convene as the Overlay District Board. After the adjournment of the Overlay District Board, the Planning and Zoning Commission will reconvene.

#### **F. Recess the Planning and Zoning Commission, Overlay District Board Call to Order and Announce that a Quorum is Present**

#### **G. Approval of Minutes**

1. Consider Approval of the Minutes of the February 2, 2021 Meeting.

#### **H. Regular Hearings**

1. Consideration of Eight Alternative Standards Related to a Mixed Use Development; on an Approximately 35.77-Acre Tract of Land out of the P.K. Waggoner Survey, Abstract No. 1342; Located at the Northern Terminus of Summit Avenue on the West Side Of IH-35E (North Stemmons Freeway) and the East Side of McGee Lane; as Requested by Randi Rivera, McAdams., on Behalf of Mehrdad Moayedi, MM Fronterra LLC, the Property Owner.

**I. Adjournment of the Overlay District Board, Reconvene the Planning and Zoning Commission and Announce that a Quorum in Present**

**J. Public Hearing - Plans & Zoning Text Amendments**

1. Public Hearing: Consider and Make a Recommendation Regarding the Lewisville 2025 Vision Plan Update.

**K. Other Business**

1. Presentation by City Staff Regarding Proposed City Charter Amendments on the May 1, 2021 Ballot.

**L. Adjournment**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2021 by \_\_\_\_\_ AM.

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City Secretary